


**NEW HOMES & CONDOS**

# Company's coming (and staying!)



JANE LOCKHART  
**DESIGN  
CONFIDENTIAL**

If your visitors consider an inflatable mattress too fancy, preferring to sprawl out on the living room sofa, you're lucky. Your preparation and planning should be a breeze.

But not all guests are that low maintenance. Others have higher expectations. Like a bed, in a room with a door for privacy. Fussy.

Getting your home, "guest-ready" can make the difference between a great time and a lost weekend. I have some ideas that will make them never want to leave. If that's not your goal, just enjoy the read.

Create an extra bedroom. Space can be at a premium if you live in a small house or

apartment. If you have a small den, it's a good candidate for you and your guests to have a multipurpose space. One room can become a guest room, home office and extra closet space.

One option is to install a wall bed. This can be a custom solution, but some big box stores carry kits to help DIY-ers. Pull it down for sleeping, tuck it away during the day. You can maximize the vertical space by installing cabinetry from floor to ceiling.

Conceal hanging garments in tall cupboards and handy drawers for everything else. With good design, you can also add a desk and office storage and put that small space to work.

If the sofa is your only option for overnight guests, choose a deep, comfortable one that's ample enough for sleeping. If you need some ideas, check out the Nova sofa from the Jane By Jane Lockhart collection. It's great for lounging, entertaining or napping after a long day.

**Make a cozy bed.** Treat your guests to fresh linens, fluffy comforters and ample, soft pillows. All will help spoil your guests and contribute to a good night's sleep. Store linens with dryer sheets to keep them smelling fresh after laundering.

**Create a basket full of essentials.** A large basket full of clean, fluffy towels and essential toiletries can be a welcome sight for weary travelers. Tuck in a short list of must-have information like your Wi-Fi name and password, emergency contacts and a cork screw.

**A great read.** Falling asleep at night might not come easy to guests. Have an assortment of books and magazines near the bed for guests who either struggle to fall asleep in a new

space or wake at the crack of dawn. A good reading light by the bed will be helpful for guests up in the night.

**Create a private coffee and snack bar.** Like hotel rooms, you can create a coffee station with a coffee maker and a collection of coffee, tea and cocoa, mugs, spoons and napkins. If you have the space for a small bar fridge in the room, stock it with cold beverages, milk and cream, and snacks for hungry guests.

**Leave a treat on the pillow.** Legend has it that a famous actor, while staying at the Mayfair Hotel in St Louis requested staff place a trail of chocolates in his room leading from the door to the bed. It was for a tryst he was planning. The staff, intrigued, started leaving a chocolate on the pillow for guests. How about placing a retro candy like Charms' Lollipops, candy necklaces or a packet of Sweet Tarts on the pillow for a nostalgic touch?

It's a great feeling when you've made your guests feel comfortable enough to enjoy a good night's sleep, or two.



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Now start planning the day portions of the visit!

— Jane Lockhart is an award-winning designer

and TV personality and is considered one of the Canada's leading experts in the world of design. Visit [www.janelockhart.com](http://www.janelockhart.com).

# A 'smart' way to plan your home renovations



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**DESIGNED  
FOR LIVING**

It used to be that when you renovated your home, you not only had to plan your layout and select your finishes, you also had to plan your "luxury" upgrades that would be hidden behind your walls.

Speakers, sound system wiring, in-floor heating, security systems and central vac were a few of the luxury items you inevitably needed to pay attention to before your drywall went up and your flooring went in.

Despite major advances in technology, some of these items still do require planning and installation during your build phase. While a central

vac system can be retrofitted into most existing homes with relative ease, if you're already in the middle of renovations, it is definitely a logical time to undertake the installation in order to minimize the volume of repairs that will be required to your drywall or flooring.

Another important upgrade to consider during pre renovations would be in-floor heating. This is a wonderful touch of luxury to incorporate into any home. It introduces warmth and comfort underfoot and helps to create a cozy atmosphere.

When looking to incorporate a product like Nuheat floor heating systems inves-

tigate to ensure your flooring selections are compatible with this system. Nuheat offers a variety of energy saving thermostat options. However, you can take your comfort and energy saving to the next level by combining their Signature Thermostat with Nest; the two will work together to automatically adjust to your schedule reacting to your ever-changing lifestyle.

If you're not familiar with Nest, let me introduce you. Nest is a programmable, self-learning, sensor-driven, Wi-Fi-enabled system for thermostats, smoke detectors, carbon monoxide detector, security systems and more.

Nest promotes energy efficiency, and once programmed, can sense preferred temperatures at certain times of the day. Nest can also sense and illuminate a room as you enter.

It offers carbon monoxide detection, and various forms of home security systems and cameras and is adaptable with even your garden sprinkler

systems and lights.

You can control everything from kitchen appliances, and depending on the manufacturer, to window shades and ceiling fans. One of my favorite products that is compatible with Nest is Control4 Nest Integration.

This coordinates all the technology in your home into one complete, sophisticated experience. With a single touch you can dim lights, turn up the heat, lock your doors, arm your security system or play music; it also allows you to check in on your home with your smartphone from any location.

While some of the upgrades to your home still require thought and planning during the renovation process, many of them are now much simpler to install today.

The luxury and ease of not carrying around your vacuum, having heated floors and music in every room has evolved into the next generation of the "smart" home which with just a few taps on

your phone can deliver an enjoyable consistently comfortable and inviting home.

— Linda Mazur is principal of the Linda Mazur Design

Group and is known for designs that reflect a rich elegance, timeless style and optimal functionality. Visit [www.lindamazurdesign.com](http://www.lindamazurdesign.com).



Before your drywall goes up and flooring goes in, you will need to plan for the newest in luxury features that technology brings.